
INTEROFFICE MEMORANDUM

TO: TOWN BOARD MEMBERS
FROM: JAMES B. CALLAHAN, DIRECTOR OF COMMUNITY DEVELOPMENT
SUBJECT: DECEMBER 18, 2013 TOWN BOARD MEETING
DATE: DECEMBER 12, 2013
CC: TOWN ATTORNEY, TOWN CLERK, TOWN ENGINEER, SENIOR CODE ENFORCEMENT OFFICER, PLANNING BOARD MEMBERS, CHAMBER OF COMMERCE

Following is a review/analysis of the items listed on the December 18, 2013 Meeting:

FORMAL AGENDA ITEMS:

1. CIMATO ENTERPRISES, WATERFORD VILLAGE LLC.

Location: Center area of Renaldo Circle within the Waterford Village PURD.

Description/History: Previously approved PURD that included a clubhouse and tennis court within the Renaldo circle area to be owned and operated by the Homeowners Association.

Proposal: Applicant is proposing to amend the PURD to identify a Gazebo within Renaldo Circle as opposed to the previously approved clubhouse.

Master Plan: Area identified in a residential classification and within the Waterford PURD.

Reason for town Board Action: The Town Board has the authority to amend the Planned Unit Residential Development (PURD) Zone.

Issues: The Homeowners Association has forwarded a letter identifying their approval of the gazebo.

2. BROTHERS OF MERCY, 4520 RANSOM ROAD.

Location: Northwest corner of Ransom Road and Bergtold Road.

Description/History: Existing multiple family residential, rehab center, nursing home located in the Restricted Business Zone.

Proposal: To construct additional multiple family senior residential units with long term plans for assisted living and other ancillary commercial uses on 25 +/- acres on the 126 +/- acre campus.

Master Plan: Area identified as a restricted business campus.

Reason for Town Board Action: Per the Zoning Law, Multiple Family Residential uses will require a Special Exception Use Permit as issued by the Town Board.

Issues: The Planning Board has forwarded a recommendation to issue a Negative Declaration under SEQRA as well as Concept Approval to approve the SEUP. A Zoning Variance has been granted by the ZBA to allow for 3-story structures in the Restricted Business Zone. A Public Hearing will be required to consider the permit.

WORK SESSION ITEMS:

1. MIKE PELTIER, 5850 KRAUS ROAD.

Location: West side of Kraus Road, south of Clarence Center Road.

Description/History: Existing single family residential home located in the Agriculture Rural Residential Zone.

Proposal: Applicant is proposing to construct a secondary living unit on the property.

Master Plan: Area identified in an agricultural classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has authority to issue Special Exception Use Permits.

Issues: A public hearing will be required to consider the permit.

2. JOHN DAVIS, 9290 HUNT CLUB LANE.

Location: East side of Thompson Road , south of Hunting Valley on an existing private road.

Description/History: Existing residential property consisting of 11.2 +/- acres in the Residential Single Family Zone.

Proposal: Applicant is proposing to develop a 4-lot Open Development Area by creating 3 new residential building lots along a new private drive.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has preliminary review responsibility to guide the review process.

Issues: Referral to the Planning Board will initiate the formal review process. Final design will need to address crossing of the existing creek corridor.